

FARMINGTON CITY
PLANNING COMMISSION MEETING
April 7, 2016

STUDY SESSION

***Present:** Chair Rebecca Wayment, Commissioners Heather Barnum, Connie Deianni, Kent Hinckley, Alex Leeman, and Dan Rogers, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioner Bret Gallacher was excused.*

Item #3. Pete Smith/Advanced Solutions Group – Requesting Preliminary Plat Approval, and Recommendation for Final PUD Master Plan Approval for Meadows at City Park Phase II

Eric Anderson said this project is between 100 W. and 200 W. The applicant wants to extend 50 S. from 100 W. to 200 W., which would result in moving the Phase I detention basin to the southwest corner of the project. **Eric Anderson** said this phase is a continuation of Phase I. Also, the City will be repaving 100 W. so the City needs the applicant to complete the 50 S. tie-in prior to the repaving. **Eric Anderson** reminded the commission that Phase I was governed under an outstanding development agreement, and that the applicant could have proposed high density with the property zoned R-4. The applicant has also been waiting to build out Phase I until Phase II was approved. In reference to the staff report, **Connie Deianni** asked if the backside of the lots were affected when pushed back to ensure there is adequate room for snow removal. **David Petersen** said the corner lots were pushed back 1'; however, the buildings on the lots were not pushed back so it does not affect the backside of the lot.

Item #4. Kameron Spencer/Fieldstone Homes – Requesting Final Plat Approval for the Farmington Park Phase III Conservation Subdivision

Eric Anderson said this is the next phase for the Farmington Park Phase III Conservation Subdivision; he said the two prior phases filled up quickly. The applicant proposed a conservation subdivision which required the applicant to set aside 30% open space in exchange for higher density. The applicant decided to set aside the 11 acres on the southwest corner of the development and allow the City to use it as a city park.

Based on the staff report, **Connie Deianni** asked if the approval of this development is contingent on Federal Emergency Management Agency (FEMA). **Eric Anderson** said the applicant obtained their Conditional Letter of Map Revision (CLOMR); however, the effective date is in June. Once the CLOMR approval becomes effective in June 2016, the applicant can begin developing the project. **Heather Barnum** asked if any of the development will be located in the flood plain. **Eric Anderson** said once the applicant receives CLOMR for a development, it is no longer in the flood plain. After the CLOMR is received, the applicant will then submit for the project's Letter of Map Revision (LOMR) from FEMA which will make it official that the development is no longer in the flood plain.

Eric Anderson also mentioned a yard drain easement. He explained there is an approximately 10' strip of land where the park grades down which may result in draining into the backyards of the lots. He said it shouldn't affect the properties due to the grade being a permeable surface, but staff feels an included condition for a yard drain easement would be wise so property owners are aware of it.

Kent Hinckley asked for more information on a No Rise Certification as referenced in Condition #1 to the motion. **Eric Anderson** said often fill is brought in the lots to bring the property out of the flood plain, as part of the applicant's CLOMR. This may result in displaced water. This water cannot be pushed onto other properties, so a No Rise Certificate ensures the displaced water is appropriately addressed through the storm water system.

Item #5. Bryan Turner/Davis School District – Requesting Conditional Use and Site Plan Approval for the new Farmington High School

The commissioners asked if the colors shown in the provided elevations found in the staff report are the actual proposed colors for the school. Staff said the commissioners could ask the applicant during the meeting.

Item #6. Dan Nixon/Northcom 51 – Requesting Conditional Use and Site Plan Approval for the Cubes Self Storage

Eric Anderson said the property owner originally owned land off of Park Lane, but did a land swap with the Mercedes Dealership. The applicant now owns property that is further removed from Park Lane, and he's looking to develop a self-storage facility. **Connie Deianni** asked about the days and hours of operation. **Eric Anderson** said the applicant can address that question during the meeting. The commissioners also expressed concern about the style of the building and how it will fit with the other buildings in the near vicinity and within the City.

Item #7. Farmington City – Requesting Conditional Use and Site Plan Approval for a Community Garden

Eric Anderson said they have received some emails regarding the proposed use and the concern of increased traffic.

Item #8. Miscellaneous Regarding the 4218 Demarcation Line

David Petersen said this item is not included in the staff report and is only a discussion item. Jonathan Hughes and the county surveyor have reviewed the 4218 line, and based on research, they feel it may actually be located more west than what has been shown on City maps.

REGULAR SESSION

***Present:** Chair Rebecca Wayment, Commissioners Heather Barnum, Connie Deianni, Kent Hinckley, Alex Leeman, and Dan Rogers, Community Development Director David Petersen, Associate City Planner Eric Anderson and Recording Secretary Lara Johnson. Commissioner Bret Gallacher was excused.*

Item #1a. Minutes

Alex Leeman made a motion to approve the Minutes from the March 10, 2016 Special Planning Commission meeting. **Connie Deianni** seconded the motion which was unanimously approved.

Item #1b. Minutes

Heather Barnum made a motion to approve the Minutes from the March 17, 2016 Planning Commission meeting. **Alex Leeman** seconded the motion which was unanimously approved.

Item #2. City Council Report

Eric Anderson said there has not been a City Council meeting since the last time the Planning Commission has met.

SUBDIVISION APPLICATIONS

Item #3. Pete Smith / Advanced Solutions Group – Applicant is requesting preliminary plat approval, and a recommendation for final PUD master plan approval, for the Meadows at City Park Phase II Subdivision consisting of 14 units on 2.37 acres located at approximately 55 South and 200 West in an R-4 zone. (S-12-15)

Eric Anderson said this project is between 100 W. and 200 W. The applicant has not yet built Phase I as he is waiting for approval of Phase II to make all improvements at the same time. The applicant will be tying into 100 W.; however, the City is repaving 100 W so the improvement needs to be completed quickly. **Eric Anderson** also said there were some discussions with the applicant about making 50 S. a private road as there was concern there would not be enough room for snow storage with the narrow front setbacks. To resolve the concern, the applicant has created a public utility easement (PUE) that will double as snow storage. A condition has been added to the motion for the PUE. Staff is recommending approval of this item.

The applicant was not present at the meeting.

Heather Barnum asked staff which way the applicant is leaning towards with regards to a private road versus a public road. **Eric Anderson** said the applicant may prefer 50 S. to stay public, but then he would have to meet all road standards. With the PUE, the applicant will now have space for snow storage. With a private road, the applicant may have to form an HOA to maintain the road and the snow. **David Petersen** said the applicant does not want the burden of snow removal. **Dan Rogers** asked if the PUE needs to be removed if the applicant chooses to do a private road. **Eric Anderson** said that will be resolved at final plat if he chooses to do a private road; however, having it as a condition at preliminary plat will ensure it is resolved if the applicant chooses to do a public road.

Eric Anderson also suggested that the motion read:

“Move that the Planning Commission approve the enclosed preliminary plat and recommend that the City Council Approve the final PUD master Plan for the Meadows at City Park Phase II PUD subdivision...”

Motion:

Dan Rogers made a motion that the Planning Commission approve the enclosed preliminary plat and recommend that the City Council approve final PUD master plan for the Meadows at City Park Phase II PUD subdivision subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. The Nicholls Nook development agreement shall be amended prior to consideration of final plat, including but not limited to enlarging the scope of the project to include Phase II;
2. The applicant shall provide a 10' easement in favor of Farmington City for snow storage and removal or make 50 South a private road;
3. The applicant shall provide final improvement drawings for review by the DRC at final plat;
4. Prior to final plat consideration, the applicant shall provide a letter from UDOT approving the improvements on 200 West;
5. A soils report shall be provided prior to or concurrent with final plat consideration;
6. All comments and redlines from the surveyor shall be addressed and resolved on final plat;
7. Any outstanding comments from the DRC shall be addressed and resolved on final plat.

Kent Hinckley seconded the motion which was unanimously approved.

Findings:

1. The proposed development is a continuation of the approved Meadows at City Park Phase I and the Nichol's Nook development which is memorialized in a development agreement recorded against the property.
2. The proposed development is at a density of 5.9 units per acre, which is a significantly lower density than what is possible with a conventional subdivision in an R-4 zone.
3. The development is not seeking a waiver of the PUD open space provision and is providing the open space in the development as common area.
4. The overall layout follows the medium density residential objectives of the General Plan.
5. By providing an easement abutting the road for snow removal, the roads can remain public. Additionally, by connecting 100 West and 200 West, 50 South will provide a better layout for infrastructure and improvements.

Item #4. Kameron Spencer / Fieldstone Homes – Applicant is requesting final plat approval for the Farmington Park Phase III Conservation Subdivision consisting of 37 lots on 12.42 acres located at approximately 925 West Glover Lane in an AE (Agricultural Estates) zone. (S-32-15)

Eric Anderson said this project is near the new elementary school located at 1100 W. and Glovers Lane. The 11 acre park adjacent to the school was obtained by the City through this subdivision. The open space was a requirement as it is a conservation subdivision. The Farmington Park Phase III is the final phase of this subdivision. The lot sizes and widths meet the requirements approved at preliminary plat. **Eric Anderson** also reminded the Planning Commission that this project was approved under the old Conservation Subdivision requirements prior to the Ordinance being amended. This project meets all of those previous conservation subdivision requirements. Staff is recommending approval of this item.

John Kolman, 12896 Pony Express Rd., Draper, development manager for Fieldstone Homes, said this is final development and is straightforward. He said they plan to develop the road first because it will finish the water connection for the new elementary school.

Rebecca Wayment said that she is happy the lots are being sold and that the project continues to move forward. **Heather Barnum** agreed; she feels this project is a nice addition to the City.

Dan Rogers asked for further clarification on Condition #3 regarding the drain easement. **Eric Anderson** said the park has been designed to drain west toward the road resulting in the east side being graded slightly higher. On that east side of the park, he said there will be a grade change from the park

down to the back of the lots. The grade change will not be significant, but staff feels it is wise to include a yard drain easement to ensure property owners are made aware.

Eric Anderson also suggested that the motion include the approval of the applicant's proposed street tree plan.

Motion:

Heather Barnum made a motion that the Planning Commission recommend that the City Council approve the Final Plat for the Farmington Park Conservation Subdivision Phase III subject to all applicable Farmington City codes and development standards and the following conditions:

1. The applicant will obtain a no-rise certificate for the proposed subdivision;
2. Prior to recordation, the applicant shall dedicate a storm drain easement on Lot 337 in favor of Farmington City and that dedication shall be approved by the City Engineer;
3. The yard drain easements on the west side of the properties abutting the 1100 West park shall include language on the final plat accepting 10' of the park to drain into them, and shall be shown on the plat prior to recordation;
4. All improvement drawings, including but not limited to the grading and drainage plan, street cross-section and profiles, street tree plan, and standard details must receive final approval from the DRC prior to either recordation of the plat or a pre-construction meeting, whichever comes first.

Connie Deianni seconded the motion which was unanimously approved.

Findings:

1. The proposed development meets all of the old standards and requirements of a conservation subdivision (option 2) in the AE zone such as minimum lot sizes, lot widths and setbacks; the applicant received preliminary plat approval for a conservation subdivision prior to the zone text change to Chapter 12 and is therefore grandfathered in under the old rules.
2. The proposed development is at a density of 2.3 units per acre, which is consistent with the adjacent neighborhoods and the RRD General Plan designation.
3. The development is not seeking a waiver of the open space provision and is providing the City with much needed recreational space.
4. The 1100 West park drains from east to west, and discharges on 1100 West, however, there is a 5-10' strip of land that is several feet higher than the proposed subdivision, therefore, a small amount of water may drain onto lots abutting the park, by adding language to the existing yard drains, the project is accepting this limited water.
5. The overall layout follows the low density residential objectives of the General Plan.

CONDITIONAL USE PERMITS

Item #5. Bryan Turner / Davis School District (Public Hearing) – Applicant is requesting conditional use and site plan approval for the new Farmington High School consisting of 48 acres located at 650 West Glover Lane in an AE (Agriculture Estates) zone. (C-3-16)

Eric Anderson said the Davis School District (DSD) received bond approval so the approval process for the high school is now underway. The high school will be located at approximately 650 W.

and Glovers Lane. **Eric Anderson** reminded the commission that DSD is exempt from conditional use approval by local municipalities, but to maintain good relationship, DSD still goes through the City's full approval process. However, DSD is still subject to site plan approval.

David Petersen showed the commissioners the site plan for the project. He explained the improvements that will be made to Glovers Lane, including widening the road to include 2 travel lanes, 1 turn lane and a shoulder. He also clarified that the seminary building shown on the elevations is not included as part of the approval tonight, but was included for informational purposes. **David Petersen** also pointed out that the open space in the southwest corner is for storm water detention and the school will include a connection to the Legacy Parkway trail.

Rebecca Wayment expressed concerns with the proposed width of Glovers Lane. **David Petersen** showed an aerial view of Clark Lane and explained the improvements to Glovers Lane will be similar to those of Clark Lane. He also mentioned the high school traffic peaks differ from regular commuter traffic.

Bryan Turner, 45 E. State Street, director for architectural services for DSD, said he is available for questions.

Heather Barnum expressed concern with the proposed modern color scheme of the school. She said she feels the color scheme will be quickly outdated and that it will not fit with Farmington's more classic look. **Bryan Turner** said it is difficult to get the correct color as what appears on the computer is different than what is printed. He said the blue color is greyer than what appears on the provided elevations, and that the yellow is bright but it will be an icon to show the entrance. The commissioners and the applicant discussed the color scheme of the school. **Bryan Turner** stated nothing has been finalized at this time so the commissioners provided feedback for him to discuss with the architects.

Alex Leeman asked the applicant to show some of the features the school will include. **Bryan Turner** said a committee comprised of district officials, curriculum directors, teachers, parents, maintenance officials, and more joined together to discuss layout of the school. He said teachers always requested larger classrooms, but that means larger buildings and more money. The architects reviewed class schedules from 3 high schools varying in size. Based on what they found, they proposed a different concept for the school. Teachers will be given a professional office, and will shift classrooms based on the size of their class. **Bryan Turner** said some teachers were not in favor of the idea, but others liked it.

Bryan Turner also added that the school will be very energy efficient and may have solar panels to generate the energy it will use. The school's capacity will be 2,000 students, but it will take time to reach full capacity. With the flexible classrooms, the school should not need portables. **Bryan Turner** said the boundary process will begin in the fall. The school will open with only sophomores and juniors which will allow seniors to graduate at their own school. The school is set to open fall of 2018, will include approximately 1,000 parking stalls and have an auditorium that will seat 1,225.

The commissioners asked how the name of the school will be determined. **Bryan Turner** said a committee will be formed to determine the name of the school and the mascot.

Rebecca Wayment opened the public hearing at 7:42 p.m.

Carl Asay, 850 S. 650 W., said he came wondering why this meeting was taking place 7 months after DSD had started working on the project. He said staff clarified that DSD has sovereignty from local municipalities. He said his main concern is regarding parking. He said since the grass fields were put in by the bus park, there has been a large parking problem. He said people will park on both sides of the

narrow road, and the area is in gridlock from the afternoon until about 8 p.m. He feels road widening is crucial, and suggested the need for a light at the 650 W. and Glovers Lane intersection. **Carl Asay** said he would also like to see signs that prohibit no on street parking except for those visiting the residents like they have along State Street.

Lance Gardener, 601 W. Glovers Lane, asked if there is a website where they can see the proposed plans for the high school. He said he also lives across the street from all that is going on; he said he signed a paper regarding the need for him to provide curb and gutter when Glovers Lane is widened. He also expressed concern the widening will drastically cut into his front yard. **David Petersen** said the plans are not on DSD website yet. He said Glovers Lane ROW is 66' wide; however, the majority of the additional 14' to make the ROW to 80' may come from the north side of the road. He said there may be a 2-3' sliver of property that will be called upon on the northwest area of his property. **David Petersen** suggested Mr. Gardener come into to talk with staff so he can see the preliminary design drawings of the Glovers Lane improvements. As for the curb and gutter of the south side of Glovers Lane, **David Petersen** said as a City, people will want 650 W. improved from State St. to Glovers Lane, and the City is looking for ways to fund it as DSD will only do their portion along their property. He said only approximately 55% of property owners have an extension agreement on 650 W. which would still result in a large expense for the City to improve the road. **David Petersen** said they have applied for a grant that is ministered each year by the county. A portion of the grant will be matched. He said the City will continue to try for the grant even if it is not awarded to the City this year.

Carl Asay said that he has an agricultural deal with the City that does not require him to put curb, gutter and sidewalks along the length of his property. He wanted to clarify that with staff since road improvements on 650 W. were mentioned. **David Petersen** said yes, Carl Asay is correct in that there is a policy statement that does not require that of him; however, when the policy arrangement was contemplated, there was never a proposed high school in Farmington. He said it is up to the City Council. **Carl Asay** expressed concern that 400' of curb, gutter and sidewalk would be too much financially for him to cover. **David Petersen** said the City is looking at every avenue, like the grant, to fund the improvements.

David Petersen also said, in regards to Mr. Asay's comment for a traffic light at the 650 W. and Glovers lane intersection, the DSD's Traffic Engineer reviewed it, and said it is not warranted. The City's Traffic Engineer also felt a light is not warranted; however, a light was also not warranted at the 650 W. and Clark Lane intersection, but it has worked out well. **David Petersen** said the decision will be up to the City Council. **Rebecca Wayment** said she feels if a light is not approved, she feels a 4-way stop is a necessity.

Karen Rigby, 650 W. 230 S., asked that the City consider decreasing the speed limit from 35 to 25 mph. She said she would like to see the decrease in speed as it is a residential area and the increased amount of traffic will create more of a hazard. **David Petersen** stated the Police Department sets speed limits. He said he feels it would be a reasonable condition to add to the motion that the Police Department review it. He said he feels it will be difficult to determine at this point, but doing a before and after assessment might be more appropriate. **Kent Hinckley** asked if the Police Department also reviews on-street parking. **David Petersen** said it is typically approved by City Council.

Rebecca Wayment closed the public hearing at 7:56 p.m.

Dan Rogers asked the other commissioners if they are comfortable adding a Condition #6 to the motion that the developer checks with the Police Department regarding reducing the speed on 650 W. **Rebecca Wayment** also asked if the commissioners wanted to include the potential of a 4-way stop or traffic light at the 650 W. and Glovers Lane intersection. The commissioners discussed; some were

concerned it is not a condition for DSD to follow. **David Petersen** stated that it may not be wise to include a condition for the traffic light as it was not warranted based on expert opinion unless the City Council decides otherwise. **Eric Anderson** said a motion could be made recommending staff further review the speed limit on 650 W. with the Police Department. **David Petersen** added that the recommendation could request that the speed limit be reviewed before and after the high school has been constructed. He also said the no on-street parking signs can be reviewed at a later time.

Heather Barnum asked what pedestrian and bike access is intended for the high school. **David Petersen** said the City is looking into sidewalks, but it will be based on cost. Also, the road may be a shared bike facility, and the school will have access to Legacy Parkway.

Heather Barnum also added that she would like to include a strong recommendation that the color scheme be consistent with the City's aesthetics as a condition to the motion.

Motion for Conditional Use Permit:

Alex Leeman made a motion that the Planning Commission approve the conditional use permit subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. SWPPP Corrections and storm water permit and bond must be done before construction begins;
2. Final Approval of the Site Plan consistent with all requirements set forth in Chapter 7 of the Zoning Ordinance shall be delegated to City Staff, including but not limited to the landscape plan;
3. Lighting shall be designed, located, and directed so as to eliminate glare and minimize reflection of light onto neighboring properties;
4. Any signs planned for the new high school shall be consistent with the Farmington City Sign Ordinance and compatible with the character of the neighborhood;
5. Improvement drawings, including but not limited to a grading and drainage plan, shall be reviewed and approved by the City Engineer, Public Works Department, Fire Department, Building Inspection, Central Davis Sewer District, and Weber Basin Water Conservancy District;
6. And a strong recommendation that the color scheme be reviewed so it will better match the classic look of the Farmington community.

Dan Rogers seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed high school is an integral component in planning and accommodating for Farmington's projected future growth.
2. The proposed use of the proposed high school is compatible with the surrounding community, including the surrounding subdivisions, the regional 650 West park and gym, the Farmington Bay Wildlife Refuge Area, etc.
3. State Law (Code 10-9a-305) exempts school districts from having to conform to municipality land use ordinances, which in this case includes the City's requirement for a conditional use. However, the applicant has been amenable to going through the conditional use approval process because of the partnership nature of this project and wanting to be transparent throughout the process.

4. The proposed high school will complete their proportionate share of 650 West and Glover Lane; these improvements will be a catalyst to improving the remaining sections of right-of-way for both of these streets.
5. The ordinance allows for flexibility on approving this site plan and conditional use in that the Planning Commission can approve this project and leave final approval to City Staff. In this way, the City can ensure that all outstanding issues are resolved and the approval of the Site Plan conforms to City ordinances and Development Standards.
6. Farmington is an older community established in 1847, and a modern colors on a large institutional building may not fit the character and ambience of the City.

Motion Regarding Speed Limit on 650 W:

Heather Barnum made a motion that the Planning Commission recommend that City Staff conduct a study for the speed limit on 650 W. prior to the high school opening to allow for benchmarking, and a second study to be completed 6 months after the school opens. **Alex Leeman** seconded the motion which was unanimously approved.

Item #6. Dan Nixon / Northcom 51 (Public Hearing) – Applicant is requesting conditional use and site plan approval for the Cubes Self Storage consisting of 2.18 acres located at 761 North Lagoon Drive in a CMU (Commercial Mixed Use) zone. (C-16-15)

Eric Anderson pulled up an aerial map to show the commission the location of the applicant's property. He said the applicant previously owned land along Park Lane, but did a land swap with Mercedes Benz. The applicant is proposing a 3 story indoor self storage facility with a breezeway. **Eric Anderson** showed the elevations of the facility, other facilities completed by the applicant in the valley, as well as the proposed landscape plan. He said the proposed self storage meets the Class A self storage definition as found in the Ordinance and referenced in the staff report. The CMU zone is the only location Class A self storage units are allowed. **Eric Anderson** said staff is recommending approval of this project as it meets all requirements of the Ordinance.

Dan Nixon, 895 Wall Ave., Ogden, said he is pleased to present the proposed project. He said when he originally purchased the property 8-9 years, he never thought there would be a Mercedes Benz dealership coming to the City; however, he is pleased to support and co-develop with them. He said he purchased the property when the CMU zone was drafted, and now he sees the purpose of the zone being carried out with the gas station, hotel, car dealership and class A shelf storage. He feels the purpose of the Zone has been met. **Dan Nixon** walked through features of the facility, as shown in other projects they have developed in the valley. He said the breezeway allows customers to have coverage when they are loading and unloading as well as hides it from the street view. He said he feels this facility acts as a good buffer for residential areas from the more intrusive commercial uses. **Dan Nixon** said other features include: video surveillance, punch-in-code access, loading carts, large elevators, music playing in the halls and 7 days a week access.

Dan Nixon asked for further clarification on the proposed hours of operation included as a condition to the motion. **Eric Anderson** said it was up to the commission's determination. **David Petersen** asked if the facility will have 24/7 access. **Dan Nixon** said no; he is proposing gated access to the facility from 6 a.m. to 10 p.m. with office hours from 8 a.m. to 6 p.m. 7 days of the week.

The commissioners and the applicant discussed the architectural and elevations of the building. **Dan Nixon** said there is a lot of corrugated steel, but will also include painted block and a light tan siding. **Kent Hinckley** asked if there is a fence around the project. **Dan Nixon** said yes, the fence will be

wrought iron with stone posts. **Heather Barnum** expressed concern with the lighting design and the electronic sign. **Dan Nixon** said the design is unique to their brand, but will not be out of character for the surrounding area. He said they will work with the staff and residents to ensure they are not the “shining star in the sky.” He said he is confident what is being proposed will not affect the residents as their 7 other facilities are currently adjacent to residential areas, and they have not had any problems. With regards to the electronic sign, **Dan Nixon** said it will be mounted to the building.

Connie Deianni expressed concern that the building will not fit the “flavor” of Farmington. The commissioners further discussed the lighted glass and the colored doors, as shown in the elevations in the staff report. **Dan Nixon** said the colored storage doors have been popular, but if there is discomfort with the colors, they can be changed. He also added that all lights, except security lights, will be turned off at midnight.

Rebecca Wayment asked if the Cubes Self Storage sign will be located on the east or the west side of the facility. **Dan Nixon** said he is not asking signage approval at this time, but he was thinking the sign could be located on the south side so it can be viewed from Park Lane. He said they do not plan to have any monument signs or readers.

Rebecca Wayment opened the public hearing at 8:31 p.m.

No comments were received.

Rebecca Wayment closed the public hearing at 8:31 p.m.

Kent Hinckley pointed out that the Class A Shelf Storage definition states the exterior wall should be made of concrete, masonry, or brick, but what is being proposed does not fall into any of those categories. **Eric Anderson** said the Ordinance was amended to remove “no steel paneling.” **Alex Leeman** clarified that it appears the “no steel paneling” clause was removed, but that the definition was not amended to include steel paneling as an acceptable exterior wall.

Connie Deianni again expressed concern that this building will not fit with the others in the area. She said projects like Station Park have a definitive plan and feel to it. The commissioners again discussed the desire to create a contiguous architectural style within the City. **Alex Leeman** feels it is challenging for someone to determine what they have to do based on what someone thinks looks good. **Kent Hinckley** said even if the commission decides what does or does not look good, the commission cannot require someone to follow the guidelines until the Ordinance is changed. Staff agreed to move forward with a committee to determine a type of style guide for the City.

Motion:

Heather Barnum made a motion that the Planning Commission approve the conditional use and site plan subject to all applicable Farmington City ordinances and development standards and the following conditions:

1. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
2. Access for the gate are limited to 6 a.m. to 11 p.m., and for the office from 8 a.m. to 6 p.m., 7 days a week;
3. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site

and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;

4. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes;
5. Approval is subject to an amendment to the Ordinance which will allow for steel siding on the exterior wall.

Dan Rogers seconded the motion which was unanimously approved.

Findings for Approval:

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
7. The proposed use provides adequate parking, and that parking has been removed from Park Lane and Lagoon Drive.

Item #7. Farmington City (Public Hearing) – Applicant is requesting conditional use and site plan approval for a community garden consisting of 3.37 acres located at 541 W. Rigby Road in an AE (Agriculture Estates) zone. (C-8-16)

David Petersen said the Rigby family is interested in doing a community garden. Currently, there are 4 conservation lots where the homes are located at the front of the lot with a conservation easement over the backyards. There is currently one undeveloped lot owned by the Rigby family that provides access to the conservation easement property behind the homes. Karen Rigby is proposing to use the conservation property as a community garden. She has met with Kaysville's Yard and Garden Committee to learn how Kaysville City runs their community garden. **David Petersen** said the benefits of a community garden including giving families a garden space of their own to grow as well as providing a network of other gardeners to learn from. He said the family is anxious for approval as the growing season is quickly coming. **David Petersen** said there are many other models, likes Kaysville, and other cities in the county to learn from on how to run the garden. He suggested for now that a free standing committee be set up to manage the garden for the time being.

Rebecca Wayment asked what will happen to the garden if the vacant lot is ever sold by the Rigby family. **David Petersen** said it will depend on the Planning Commission's approval; a conditional use can run with the land or it can terminate if ever sold.

Alex Leeman asked if the vacant lot is buildable, and if the garden would then be landlocked if ever built upon. **Eric Anderson** said yes, the vacant lot is buildable and access would go away if ever built upon. **Rebecca Wayment** asked staff to clarify who the property owner is for the land that will

become the garden. **David Petersen** said the property is all one piece of land and is attached to the Rigby's lot. He said the Rigby family has done a garden in the last few years with neighbors, but they are ready to open the availability to community members.

Heather Barnum asked how much the cost will be to the City. **David Petersen** said the Rigby family has agreed to pay the water bill for the secondary water. He explained Kaysville collects approximately \$15 a year from each gardener to assist in covering water fees. Also, if a free standing committee was created to manage the garden, the committee could have a small budget like the Trail's Committees budget of about \$1100.

Heather Barnum asked if other community gardens are surrounded by residential properties. **Alex Leeman** also asked if the garden is typically located on private or public property. **David Petersen** said some projects are located in the middle of residential properties and some are not. He said it also varies as gardens being located on private verses public property.

Karen Rigby, 650 W. 230 S., said this property is currently just sitting there, so they decided to put a garden in it. The surrounding area came to assist with the garden which included participation from 15 families. She said those families unfamiliar with gardening were able to be part of a social network to learn from other families. **Kent Hinckley** asked if the area has capacity to hold more than 15 families. **Karen Rigby** said the participating families gardened approximately ¼ an acre out of 3 acres. She said by having the City put their name on it, it will open the garden to anyone who is interested.

Rebecca Wayment asked what the garden plot size will be, and if plot sizes will vary. **Karen Rigby** said she is unsure; however, Kaysville's community garden has the same size plot for everyone.

Connie Deianni stated she loves community gardens; however, she is uncomfortable having the garden located behind property owners.

Heather Barnum asked the commissioners their opinion on hours of operation for the garden. **Karen Rigby** suggested 6 or 7 a.m. to 9 p.m.

Rebeca Wayment asked how **Karen Rigby** plans to mitigate problems with those that may not upkeep their garden. **Karen Rigby** said they have a contract that will outline certain times to plant and will address things like upkeep. She said those with plots will be asked to leave if upkeep is not taking place.

Connie Deianni asked who is liable for the property. **Karen Rigby** said they as property owners are liable, but each family will be asked to sign a waiver of liability.

Kent Hinckley said they have received some emails regarding concerns about the increase in traffic. He asked if the applicant knew if other community gardens faced similar concerns. **Karen Rigby** said Kaysville has not had any issues as people come and go at various times.

Rebecca Wayment opened the public hearing at 9:03 p.m.

Liza Perry, 1263 Country Lane, said she has lived in Farmington for 18 years and works at the County Health Department. She highly recommends the community garden. She brought an assessment that reviewed all community gardens in Davis County. The assessment includes information about pricing, plot sizes, etc. She said community gardens are a proven method to decrease obesity and increase physical activity. She said she also feels a community gardens support's Farmington's goals as a city.

Rebecca Wayment also noted that the Planning Commission has received emails expressing concern for the increase in traffic. She entered those emails into the record.

Rebecca Wayment closed the public hearing at 9:06 p.m.

Eric Anderson said staff discussed the traffic concern with Tim Taylor, the City's Traffic Engineer. Tim Taylor did rough estimates of how many visits per week, the number of plots, as well as estimated peak hours of those coming and going from the garden. Based on rough estimation, there may be approximately 40 trips during peak times. The residents could expect a car every minute and a half, which is a very low impact to traffic.

Connie Deianni said she is a huge supporter of community gardens; however, she does not like that this garden will be land locked by homes. She also expressed concern that those homes surrounding the garden may not be in favor of it as the entire community is basically being invited to their backyards. She said those property owners may not want to look out their back window and see people coming and going to work on their plot.

David Petersen said the Planning Commission may want to consider the community garden size in North Salt Lake. It is approximately ½ acre and what is being proposed is 3 acres. He said the citizens are ready to move forward, but it is unlikely the City can know all ramifications of what may occur with a community garden of this size. He said the Planning Commission may want to grant conditional use approval, but reconsider the approval process after the growing season has been completed. He said that will give the residents and the commission an opportunity to see what worked, what didn't work and what to change. **Rebecca Wayment** said it may be a similar process than like the corn dog truck, for example. She said having the applicant reapply after each year may be best to ensure it is a good fit, but then to extend a longer term permit once the logistics are better reviewed. **Connie Deianni** again expressed concern that 3 of the 15 neighboring homes in the development are opposed to the garden. She is concerned others in the area might be as well.

The commissioners discussed conditions that could be added to the motion, like regulating plot size, watering, contracts, etc. **David Petersen** expressed caution to the commission that if they try to dictate too much without knowing how the garden will work, it could make it too challenging.

The commissioners discussed an appropriate term for the conditional use permit for the community garden. It was suggested the applicant reapply on a yearly basis. **David Petersen** suggested getting through the first growing season, so approximately a 9 month period, before the permit expires. This will allow the applicant to report back on their first growing season.

Connie Deianni asked how the City will be involved with the garden, and if it will be called the Farmington City Community Garden. **Karen Rigby** said if the City chooses not to be involved, it will still be a garden. **David Petersen** said a committee can be established to help run the garden. Doing so will also allow the City to collect money for each plot a resident would like to garden. He said the committee may function similar to the Trails Committee.

The commissioners discussed the length of the conditional use permit. Some commissioners were in favor of a one year approval while others thought a season was more appropriate. It was determined that the conditional use permit will expire December 1st which is after the fall harvest, but will be before the need of spring planting.

Motion:

Kent Hinckley made a motion that the Planning Commission approve the conditional use permit subject to all applicable Farmington City ordinances and development standards, and the following conditions:

1. Lighting shall be designed, located and directed so as to eliminate glare and minimize reflection of light to neighboring properties;
2. The hours of operation are limited to 6 a.m. to 9 p.m.;
3. Any signs proposed for the project must comply with the Farmington City Sign Ordinance. The sign plan shall indicate the location, height, and appearance of the signs upon the site and the effects upon parking, ingress/egress, and adjacent properties. Such signs shall be compatible with the character of the neighborhood;
4. The applicant must obtain all other applicable permits for the operation of the conditional use including but not limited to a business license from Farmington City, all health department regulations and all applicable building codes;
5. The applicant must amend the conservation easement restricting this property to allow for a community garden as either a permitted or conditional use;
6. The Conditional Use Permit will expire December 1, 2016;
7. The City will establish a Garden Committee as a committee of the City.

Heather Barnum seconded the motion. **Heather Barnum, Kent Hinckley, Alex Leeman, and Dan Rogers** voted to approve the motion; **Connie DeIanni** voted to deny it. Motion passed on a 4-1 vote.

Findings for Approval:

1. The proposed use of the particular location is necessary and desirable and provides a service which contributes to the general well-being of the community.
2. The proposed use complies with all regulations and conditions in the Farmington City Zoning Ordinance for this particular use.
3. The proposed use conforms to the goals, policies, and principles of the Comprehensive General Plan.
4. The proposed use is compatible with the character of the site, adjacent properties, surrounding neighborhoods and other existing neighborhoods.
5. The location provides or will provide adequate utilities, transportation access, drainage, parking and loading space, lighting, screening, landscaping and open space, fire protection, and safe and convenient pedestrian and vehicular circulation.
6. The proposed use is not detrimental to the health, safety, and general welfare of persons residing or working in the vicinity.
7. The proposed use provides adequate parking, and that parking has been removed from Rigby Road.

OTHER BUSINESS

Item #8. Miscellaneous: A) Discussion regarding the 4218 demarcation line.

David Petersen said resident Jonathan Hughes owns property down by the Doppler radar. **David Petersen** provided a brief background on the property near and including Mr. Hughes land. He said in approximately 1993, the City established the 4218 line as the demarcation line for development. Shortly after, 2 big annexations took place. He said he feels the Planning Commission had the flood and rising lake on their mind so establishing the demarcation line would create a safe zone in the event the

lake rose again. He said the Planning Commission and City Council have stuck closely to this line. **Jonathan Hughes** was discussing the line with the County Surveyor as it goes directly through his property which makes it difficult for him to consider development. It was then potentially determined by the County Surveyor that the demarcation line, which also marks the boundary for the AA zone, should be further west. **David Petersen** said this is the first time this is being presented to the commission, and it would be a good idea to listen to the information and then take time to think about it. Any changes to the 4218 demarcation line would be a big policy change for the City.

Max Elliott, 61 South Main St., Chief Deputy Surveyor for Davis County, said he has been talking with **Jonathan Hughes** as Mr. Hughes has expressed frustration that he cannot consider development of this property because much of it falls below the 4218 line. **Max Elliott** said he put it on the map to better understand the elevations that have been done since the North American Vertical Datum of 1988 (NAVD88) was completed. He said in the event the lake rises again, and he feel based on history it takes place every 110 years, a full lake and wind will result in 3' waves. Those waves will come up to the elevation of 4218, which is why the commission created it as the demarcation line for development. **Max Elliott** said none of Mr. Hughes' property is that low. He showed the commission why he believes that is the case based on the contours and the location of other lines. He said he feels the error took place because the City was using different data. Prior to the NAVD88, the NAVD29 was the previously completed study. He said he is guessing an engineer unknowingly used the NAVD29 map when creating the location of the 4218 line. **Max Elliott** also added that FEMA maps are based on the NAVD88 which also shows the location of the 4218 line being further west.

The commissioners, County Surveyor, **Jonathan Hughes**, and staff further discussed the 4218 line and the possibility of moving it. **Rebecca Wayment** asked if a whole new map would need to be adopted as part of the Ordinance. **David Petersen** said maybe yes. **Heather Barnum** expressed concern about the West Davis Corridor (WDC) and the potential disruption that may occur to development if this line is moved and development is suddenly possible. The commissioners also expressed concern with the flood plain as FEMA's maps have not yet been updated as they are still in protest. **Rebecca Wayment** told staff she would like to see a map of the new location of the 4218 line, the revised flood plain from FEMA that is still in protest, the proposed location of the WDC and a schematic plan outlining the potential for development on Mr. Hughes property so the commission could see what could be done if the property is rezoned to AE. The commissioners agreed.

ADJOURNMENT

Motion:

At 10:06 p.m., **Heather Barnum** made a motion to adjourn the meeting which was unanimously approved.



Rebecca Wayment
Chair, Farmington City Planning Commission